

ACTION

SPECIAL MEETING AGENDA DESIGN REVIEW COMMITTEE Chula Vista, California

**June 26, 2006
4:30 p.m.**

**City Hall
Council Chambers Building
276 Fourth Avenue, Chula Vista**

ROLL CALL: Alberdi, Bringas, Calvo, Justus, Mestler

APPROVAL OF MINUTES: June 5, 2006 and June 19, 2006

MSC (Bringas/Calvo) (4-0-0-1) Approve the minutes of June 5, 2006. Motion carried with Member Mestler abstaining.

MSC (Alberdi/Bringas) (5-0) Approve the minutes of June 19, 2006. Motion carried.

PUBLIC HEARINGS:

1. PSP-06-03

Sudberry Properties Inc.
Eastlake Village Walk Planned Sign Program
Project site is located at the northwest corner of Eastlake Parkway and Miller Drive
Eastlake Village Walk Planned Sign Program PSP-06-03: Tower and Ground Monument sign modifications and DRC-06-04 proposed internal clock tower element.

Project Manager: Stan Donn, Associate Planner

Action: (Alberdi/Bringas) (5-0) Approve modifications to PSP-06-03 for freeway tower and monument sign and DRC-06-04 proposed internal clock tower element with the following modifications: The "V" logo shall be added to all 4 sides of clock tower.

2. DRC-06-08

Miguel Patterson
267 and 273 Twin Oaks Avenue
Chula Vista, CA

A modification to a previously approved project to incorporate two on-site trash enclosures in lieu of individual trash bins, and reduce the size of bathroom windows to improve private patio privacy.

Project Manager: Lynnette Lopez, Associate Planner

Action: (Mestler/Bringas) (4-0-0-1) Approve with modification to Condition 1.4: Include that arch elements and ornamental iron between units 2-3 on both sides of the drive aisle be added to match existing arches and wrought iron elements within the project.

3. DRC-06-41

Devin Beale & Tony Zuniga
579 Moss Street
Chula Vista, CA

Consideration of eight 3-story condominium units on a lot of 17,000 sq. ft.

Project Manager: Ann Pease, Associate Planner

Action: (Alberdi/Bringas) (5-0) Recommend that item be continued to a date uncertain so that the applicant can address the following DRC concerns:

1. Concerns with drainage at the back of site. Revisit the way drainage will be treated within the project.
2. Drainage around the buildings should be addressed.
3. Front elevations look like side elevations should be redesign to address the street.
4. Elevations are too schematic need to have more detail.
5. Provide a detailed drainage plan and landscape plan.
6. Back 3 elevations needed more variation to relieve monotonous look. Consider using different colored stucco and materials.
7. Materials on renderings are not compatible.
8. Front driveway entry should be delineated with colored concrete or paving pattern.
9. Concrete area where trash enclosure is located should have different colored concrete.
10. Split face block material should be used for retaining wall.
11. The 3 palm trees planted along the side of the yard are minimal. Applicant should add 24-inch box trees between the units.
12. Landscaping in front of the property on Moss Street should have a meandering wall, lighting, and additional trees.
13. Look at composition of all 8 units to make sure that the color palette, landscaping, and fencing is integrated. Include a detailing of perimeter wall.
14. Consider using a single door on unit so that it's more proportional.

4. DRC-06-60

H.T.R.C.E. Limited Partnership
861 Harold Place
Chula Vista, CA

Construction of 55,439 sq. ft. of office and light industrial/storage in three buildings on a lot of 129,000 sq. ft. in Eastlake.

Project Manager: Ann Pease, Associate Planner

Action: (Alberdi/Justus) (4-0-0-1) Approve following modifications:

1. **Additional landscaping shall be added at the front of the building and entries. Small to medium size plantings and shrubs shall be included between each vertical opening. More palm trees will be added along the perimeter of the project and also within parking lot utilizing half triangular tree grates.**
2. **The height of the trash enclosures shall be increased to 8-ft. in lieu of adding the trellises.**
3. **When the signage comes back to the DRC for formal approval it should comply with the Eastlake II General Development Plan.**
4. **Staff will review and approve the color of the glazing within the project.**

Motion carried with Member Bringas opposing.

5. DRC-06-44

Westair Gasses and Equipment
1590 Frontage Road
Chula Vista, CA

Consideration of a Design Review application to allow the demolition of an existing building and construction of a 2,744 sq. ft. retail building and an attached 960 sq. ft. storage building.

Project Manager: Richard Zumwalt, Associate Planner

Action: (Alberdi/Calvo) (5-0) Approve with following modifications to Condition 6a: The site plan, parking, building, drive and drive aisles shall be shifted 4-feet towards the west to accommodate a 10-ft. landscape strip along Frontage Road. Condition 6g: The yellow scuppers are to be painted white to blend with the stucco.

ADJOURNMENT:

At 7:00 p.m. to a regular meeting on Monday, July 10, 2006 at 4:30 p.m. in Council Chamber in Conference Room C-101.